

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING
OF

TUESDAY, JULY 17, 1984
AT 9:00 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor Hedgecock at 9:25 a.m.

The meeting was recessed by Mayor Hedgecock at 12:04 p.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Mayor Hedgecock at 2:06 p.m. with Council Members Cleator and Martinez not present. Mayor Hedgecock welcomed Mayor Koch of New York City, and after a short speech by Mayor Koch, an exchange of gifts occurred. Mayor Hedgecock recessed the meeting at 3:11 p.m. to convene as the Housing Authority. Mayor Hedgecock reconvened the meeting at 3:12 p.m. with all members of the Council present. Mayor Hedgecock adjourned the meeting at 5:40 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor Hedgecock-present
 - (1) Council Member Mitchell-present
 - (2) Council Member Cleator-present
 - (3) Council Member McColl-present
 - (4) Council Member Jones-present
 - (5) Council Member Struiksmma-present
 - (6) Council Member Gotch-present
 - (7) Council Member Murphy-present
 - (8) Council Member Martinez-present
- Clerk-Abdelnour (bb a.m.; mp p.m.)

FILE LOCATION: MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor Hedgecock-present
- (1) Council Member Mitchell-present
- (2) Council Member Cleator-not present
- (3) Council Member McColl-present
- (4) Council Member Jones-present
- (5) Council Member Struiksmma-present
- (6) Council Member Gotch-present
- (7) Council Member Murphy-present
- (8) Council Member Martinez-present

ITEM-201: (R-84-2045 Rev.) CONTINUED TO AUGUST 7, 1984,
10:30 A.M.

(Continued from the meetings of June 25, 1984, and July 3, 1984; last continued at John Lockwood's request.)
Authorizing the establishment of a Housing Commission Capital Outlay Fund and a Housing Commission Lease Revenue/Profits Fund to include proceeds generated from sites designated for low and moderate income housing, including the Temporary Capital Outlay Trust Fund established by the City Council; approving the Housing Commission's Fiscal Year 1985 expenditure plan of \$2.6 million for implementation of housing programs.
(See Housing Commission Report HCR-84-014CC.)

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: F081-260.)

MOTION BY MURPHY TO CONTINUE FOR THREE WEEKS AT HIS REQUEST. THE HOUSING COMMISSION IS REQUESTED TO SET A MEETING WITH THE AFFORDABLE HOUSING TASK FORCE FOR THE PURPOSE OF REVIEWING ADDITIONAL INFORMATION RECENTLY RECEIVED. ALSO, COORDINATE WITH MR. GRISSOM SO THAT HE WILL BE PRESENT AT THIS MEETING WHICH WILL TAKE PLACE PRIOR TO AUGUST 7, 1984. Second by Martinez. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksmayea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-330:

(R-85-174) ADOPTED AS RESOLUTION R-261187 DENYING
THE APPEAL

Appeal of Aldo Cerciello, by Burkett & Wong Engineers, from the decision of the Planning Commission in denying Tentative Map TM-83-0804, which proposes a one-lot parcel map of a portion of Pueblo Lot 1288, Miscellaneous Map-36. The subject property is located on the north side of Hidden Valley Road between Roseland Drive and Hidden Valley Place in the SF (single family) Zone, within the boundaries of the La Jolla Shores Planned District.

(TM-83-0804. District-1.)

FILE LOCATION: SUBD Pueblo Lot 1288, Miscellaneous
Map-36

COUNCIL ACTION: (Tape location: D200-394;E554-590.)

Hearing began at 11:52 a.m. and recessed at 12:04 p.m.
By common consent the hearing was closed.

Council discussion began at 2:44 p.m. and halted at 2:46 p.m.

MOTION BY MITCHELL TO DENY THE APPEAL AND THE MAP. Second by Jones. Passed by the following vote: Mitchell-yea, Cleator-ineligible, McColl-nay, Jones-yea, Struiksmay-yea, Gotch-nay, Murphy-yea, Martinez-nay, Mayor Hedgecock-yea.

ITEM-331: (O-84-256) INTRODUCED AS AMENDED

Matter of a proposal to amend Chapter X (Planning and Zoning Regulations) of the San Diego Municipal Code by adding provisions to regulate the location of facilities which provide diagnostic, evaluation, treatment, or counseling services to any person charged by criminal complaint or convicted of a sex-related offense if the services are related to the sex-related activity.

FILE LOCATION: - -

COUNCIL ACTION: (Tape location: B130-D199.)

Hearing began at 10:20 a.m. and halted at 11:52 a.m.

Testimony in favor of Ordinance by John Malugen, Joffrey Gordon, Lynn Hastings, Andrea Rotherman, and John Lomac.

Testimony in opposition of Ordinance by Alec Landon, George L. Root, Tom Rogers, George Mills, Judith D. Gennaro, Michael McLane, and Dr. Fay Girsh.

MOTION BY CLEATOR TO INTRODUCE AS AMENDED TO 1) DELETE THE WORDING "12 MONTHS" AND INSERT "90 DAYS"; 2) DELETE THE WORD "PREMISES" AND INSERT "SITE"; 3) DELETE WORDING "COURT ORDERED FORENSIC EVALUATIONS ARE EXEMPT SERVICES"; AND 4) INITIATE INTERIM ZONING FROM "C" TO "R1-5000". Second by Struiksmay. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksmay-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-332: (R-84-2359) ADOPTED AS AMENDED AS RESOLUTION
R-261188

Authorizing the execution of a master lease with the San Diego Housing Authority for the 15.19 acres available for development of a mobile home park located at Cottonwood and Calle Primera, for \$1.00 as full consideration for the lease, with a requirement that all rentals received under the proposed ground lease between the Housing Authority and Rancho del Rio be delivered to the City and deposited into the Water Utility Fund.

(See Housing Commission Report HCR-84-018CC.)

FILE LOCATION: LEAS San Diego Housing Authority

LEASFY85-1

COUNCIL ACTION: (Tape location: E027-550.)

Hearing began at 2:08 p.m. and halted at 2:44 p.m.

Testimony in favor by Tom Paden and George Harrison.

Testimony in opposition by Doug Perry and Ruth Schneider.

MOTION BY MARTINEZ TO CLOSE THE HEARING AND ADOPT THE RESOLUTION AUTHORIZING THE LEASE AGREEMENT AND MOVE TOWARD THE DESIGN AND DEVELOPMENT OF THAT SITE. E&D DEPARTMENT IS DIRECTED TO CONDUCT A TRAFFIC STUDY AND TO BRING BACK TO COUNCIL SOME RECOMMENDED CIRCULATION IMPROVEMENTS OF THAT AREA, PARTICULARLY IMPACTING LARSEN FIELD AND ACCESS TO LARSEN FIELD BY THE POLICE DEPARTMENT. THE COST OF THE TRAFFIC STUDY WILL BE PAID FOR BY THE HOUSING COMMISSION AND IF SCHOOL FEES ARE ASSOCIATED WITH THIS PROJECT, THEY WILL BE PAID. PAYMENT OF THE SCHOOL FEES WILL BE INCLUDED IN THE RESOLUTION. Second by Jones. Passed by the following vote:

Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea,

Struiksma-nay, Gotch-yea, Murphy-yea, Martinez-yea, Mayor

Hedgecock-yea.

ITEM-333: PRESENTATION MADE

A presentation to the "Golden Hill Trash Tigers."

(Presentation by Council Member Uvaldo Martinez.)

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: E685-F068.)

ITEM-334:

Matters of:

1) Rezoning Lots 3-8, Concord Square No. 2, Map-9740, Lots 7-8 and Parcel A, Concord Square No. 3, Map-10322, on approximately 20.7 acres, from Zone R-3000 (formerly R-2) to Zone R-1500 (formerly R-2A). The subject property is located on the north side of Westmore Road between Summerdale Road and Garde Street, in the Mira Mesa Community Plan area.

2) Amendment to the Mira Mesa Community Plan to change the land designation from 10-15 dwelling units per acre to 16-29 dwelling units per acre.

(Case-83-0588. District-5.)

Today's actions are:

Subitem-A: (R-84-2344) ADOPTED AS RESOLUTION R-261189

Adoption of a Resolution certifying that the information

contained in Environmental Mitigated Negative Declaration EMND-83-0588 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (O-84-255) INTRODUCED, TO BE ADOPTED JULY 30, 1984
Introduction of an Ordinance for R-1500 Zoning.

Subitem-C: (R-84-40) ADOPTED AS RESOLUTION R-261190
Adoption of a Resolution approving the amendment to the Mira Mesa Community Plan.

Subitem-D: (R-84-41) ADOPTED AS RESOLUTION R-261191
Adoption of a Resolution approving the amendment to the Progress Guide and General Plan by incorporating the amendment to the Mira Mesa Community Plan, to become effective when the amendment to the General Plan Map is adopted after a hearing on or about September 25, 1984.
FILE LOCATION:

Subitem-A ZONE;

Subitem-B - -;

Subitems-C

and D LAND Mira Mesa Community Plan

COUNCIL ACTION: (Tape location: F288-482.)

Hearing began at 3:13 p.m. and halted at 3:24 p.m.

Testimony in favor by Mike Madigan and Verne Goodwin.

Testimony in opposition by Dale Deg.

MOTION BY STRUIKSMA TO CLOSE THE HEARING, ADOPT SUBITEMS A, C, AND D, AND INTRODUCE SUBITEM-B. Second by Martinez.

Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-335:

Rezoning approximately 106 acres located east of and adjacent to I-805, approximately 3/4 of a mile southeast of the I-5/I-805 interchange, in the Mira Mesa Community Plan area, from Zone R-1-40 (portion HR) to Zone SR. The subject property lies between Penasquitos Canyon to the north and Carroll Canyon to the south and is further

described as a portion of Pueblo Lots 1353 and 1355,
Miscellaneous Map-36.
(Case-84-0136. District-5.)

Subitem-A: (R-84-2288) ADOPTED AS RESOLUTION R-261192

Adoption of a Resolution certifying that the information
contained in Environmental Impact Report EIR-84-0136 has
been completed in compliance with the California
Environmental Quality Act of 1970 and State guidelines,
and that said report has been reviewed and considered by
the Council.

Subitem-B: (O-84-252) INTRODUCED, TO BE ADOPTED JULY
30, 1984

Introduction of an Ordinance for SR Zoning.

Subitem-C: (R-85-173) ADOPTED AS RESOLUTION R-261193

Adoption of a Resolution containing appropriate findings
of mitigation, feasibility or project alternatives
pursuant to California Public Resources Code Section
21081 in connection with Environmental Impact Report
EIR-84-0136.

FILE LOCATION: ZONE ORDINANCE

COUNCIL ACTION: (Tape location: F485-540.)

Hearing began at 3:25 p.m. and halted at 3:27 p.m.

Testimony by Verne Goodwin.

MOTION BY STRUIKSMA TO CLOSE THE HEARING, ADOPT SUBITEMS-A
AND C, AND INTRODUCE SUBITEM-B. Second by Jones. Passed by
the following vote: Mitchell-yea, Cleator-yea, McColl-yea,
Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea,
Martinez-yea, Mayor Hedgecock-yea.

ITEM-336: CONTINUED TO SEPTEMBER 18, 1984

(Continued from the meeting of June 12, 1984 at Council
Member Jones' request.)

Matter of a request to rezone Lots 806, 807, 808, Bay
Terrace Unit No. 8, Map-6971 (a 13.65-acre site),
located on the south side of Paradise Valley Road
between Woodman Street and Briar Road in the South Bay
Terraces Community Plan area, from Zone CA-RR to Zone
CA.

(Case-83-0341. District-4.)

Subitem-A: (R-84-1988)

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-83-0341 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (O-84-227)

Introduction of an Ordinance for CA Zoning.

FILE LOCATION: ZONE ORDINANCE

COUNCIL ACTION: (Tape location: E013-020.)

MOTION BY JONES TO CONTINUE TO SEPTEMBER 18, 1984, 2:00 P.M., AT HIS REQUEST TO ALLOW THE PROPONENTS AND OPPONENTS TIME TO WORK ON A COMPROMISE. Second by McColl. Passed by the following vote: Mitchell-not present, Cleator-not present, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-not present, Mayor Hedgecock-yea.

ITEM-337: (R-84-2293) ADOPTED AS RESOLUTION R-261194

Considering the protests, approving the modified map, confirming the assessments, and ordering the proposed maintenance, in the matter of the Gaslamp Quarter Landscape and Lighting Maintenance District.
(Center City Community Area. District-8.)

CITY MANAGER REPORT: This action establishes the annual assessment for the Gaslamp Quarter Landscape and Lighting Maintenance District. The district provides landscape and sidewalk maintenance, and street light energy and maintenance. The Fiscal Year 1985 proposed maintenance costs for the district are as follows:

| | |
|-----------------------------|-----------|
| Contractual Maintenance | \$ 96,909 |
| Electric Service | 58,204 |
| Water Service | 1,160 |
| Incidentals | 38,459 |
| Total Expenses | \$194,732 |
| Programmed Reserve | 28,000 |
| Contingency Reserve | 19,473 |
| Total | \$242,205 |
| Less Carryover and Interest | 91,662 |
| Less City Contribution | 12,285 |
| Assessed to District | \$138,285 |

Due to a request for increased sidewalk cleaning services and an expansion of the area of maximum service, the proposed

amount assessed to the district is 55 percent higher than
Fiscal Year 1984 and 20 percent higher than Fiscal Year 1983.

FILE LOCATION: STRT M-89

COUNCIL ACTION: (Tape location: F545-603.)

Hearing began at 3:28 p.m. and halted 3:30 p.m.

MOTION BY MARTINEZ TO CLOSE THE HEARING AND ADOPT THE
RESOLUTION. Second by Murphy. Passed by the following vote:
Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea,
Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor
Hedgecock-yea.

ITEM-338: (R-84-2178) ADOPTED AS RESOLUTION R-261195

Approving changes in the work to be performed in the
Standley Park Assessment District under Resolution of
Intention R-260960, adopted June 18, 1984.
(See City Manager Report CMR-84-237. University
Community Area. District-1.)

FILE LOCATION: STRT P-13

COUNCIL ACTION: (Tape location: F607-G269.)

Hearing began at 3:30 p.m. and halted at 3:53 p.m.

Testimony by Mary Simonis and Gene McElroy.

MOTION BY MITCHELL TO CLOSE THE HEARING AND ADOPT THE
RESOLUTION. Second by Murphy. Passed by the following vote:
Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea,
Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor
Hedgecock-yea.

ITEM-339: (R-84-2296) ADOPTED AS RESOLUTION R-261196

Considering the protests, approving the modified map,
confirming the assessments, and ordering the proposed
maintenance, in the Bay Terraces Landscape Maintenance
District Areas 1 and 5 and abandoning Area 2.
(See City Manager Report CMR-84-260. South Bay Terraces
Community Area. District-4.)

FILE LOCATION: STRT M-88

COUNCIL ACTION: (Tape location: G272-453.)

Hearing began at 3:53 p.m. and halted at 4:05 p.m.

MOTION BY JONES TO CLOSE THE HEARING, ADOPT THE RESOLUTION
AND TO REQUEST THAT THE CITY MANAGER'S OFFICE MEET WITH HIS
OFFICE TO DISCUSS THE DISPOSITION OF THE \$25,000 DONATED BY
GENSTAR PRIOR TO THAT MATTER BEING CONSIDERED BY THE COUNCIL.
Second by Cleator. Passed by the following vote:
Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea,

Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-340:

Matters of:

- 1) Request for rezoning a 1.60-acre site, located on the west side of Beyer Boulevard south of Caulfield Drive and Coronado Avenue, in the Otay Mesa-Nestor Community Plan area, from Zone A-1-1 to Zone R-3000 (formerly R-2). The subject property is further described as a portion of the southeast quarter of the northeast quarter of Section 27, Township 18 South, Range 2 West, S.B.B.M.
(Case-84-0165.)
- 2) Amendment to the Otay Mesa-Nestor Community Plan to allow the increased density.
(District-8.)

Subitem-A: (R-84-2289) FILED

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-84-0165 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (O-84-253) DENIED REZONING

Introduction of an Ordinance for R-3000 Zoning.

Subitem-C: (R-84-) FILED

Adoption of a Resolution approving or denying the amendment to the Otay Mesa-Nestor Community Plan to become effective when the amendment to the General Plan Map is adopted after a hearing on or about September 25, 1984.

FILE LOCATION:

Subitem-A ZONE ORDINANCE;

Subitem-C LAND

Otay Mesa-Nestor Community Plan

COUNCIL ACTION: (Tape location: G455-H107.)

Hearing began at 4:05 p.m. and halted at 4:24 p.m.

Testimony in favor by Jim Tooman.

Testimony in opposition by Mavis Dawson and Ruth Schneider.
Motion by Martinez to deny the amendment. Motion withdrawn.
Motion by Martinez to approve the project but to amend the
language in the amendment to require a PRD. Motion
withdrawn.

MOTION BY MARTINEZ TO CLOSE THE HEARING, DENY THE APPEAL, AND
DENY THE REZONING. Second by Jones. Passed by the following
vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea,
Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor
Hedgecock-yea.

ITEM-341: CONTINUED TO SEPTEMBER 18, 1984, 2:00 P.M. TIME
CERTAIN

Matter of the appeal of Maralyn J. Benn from the
decision of the Planning Commission in approving North
City West Development Plan Permits PD-83-0191 and
PD-83-0191.1, for the North City West Visitor Center
which proposes a 500-room, 12-story hotel, 3
restaurants, an auto service station and a parking
structure on approximately 16-acres. Two development
plan permits would be issued; one for the hotel and
restaurants and another for the service station.

The subject property is located on the east side of I-5,
north of the future alignment of Carmel Valley Road and
west of El Camino Real and is further described as a
portion of the Employment Center Development Unit 2A,
Map-10394, Section 19, Township 14 South, Range 3 West
and portions of Sections 24 and 25, Township 14 South,
Range 4 West, SBBM, in Zone VC (Visitor Commercial) of
the North City West Planned District.
(PD-83-0191 and PD-83-0191.1. District-1.)

Subitem-A: (R-84-)

Adoption of a Resolution certifying that the information
contained in Environmental Impact Report EIR-84-0213,
addendum to EIR-80-05-35, has been completed in
compliance with the California Environmental Quality Act
of 1970 and State guidelines, and that said report has
been reviewed and considered by the Council.

Subitem-B: (R-84-)

Adoption of a Resolution granting the appeal and denying
the permits or denying the appeal and granting the
permits with appropriate findings to support Council

action.

Subitem-C: (R-84-)

Adoption of a Resolution containing appropriate findings of mitigation, feasibility or project alternatives pursuant to California Public Resources Code Section 21081 in connection with Environmental Impact Report EIR-84-0213, addendum to EIR-80-05-35.

FILE LOCATION: PERM

COUNCIL ACTION: (Tape location: H110-I640.)

Hearing began at 4:24 p.m. and halted at 5:40 p.m.

Testimony in favor by Maralyn Benn, Dorothy Knox, and Jay Powell.

Testimony in opposition by Mike Madigan, Mark Steele, Andy Schlaefli, and John Larson.

MOTION BY MITCHELL TO SUSPEND THE RULES AND TO EXTEND THE MEETING FOR AN ADDITIONAL TEN MINUTES. Second by Martinez.

Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

MOTION BY MARTINEZ TO CONTINUE TO SEPTEMBER 18, 1984, 2:00 P.M. TIME CERTAIN, AT WHICH TIME STAFF WILL PRESENT TO COUNCIL AN EXPANDED ADDENDUM TO THE EIR WHICH WILL CONTAIN ADDITIONAL PUBLIC INPUT. Second by Mitchell. Passed by the following vote: Mitchell-yea, Cleator-nay, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-nay, Martinez-yea, Mayor Hedgecock-yea.

ITEM-S500: PRESENTATION MADE

The matter of the Convention Center design:

Presentation by Mr. Arthur Erickson and Mr. Ward Deems.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A011-B129)

ITEM-UC-2: (R-85-65) ADOPTED AS RESOLUTION R-261197

A Resolution presented to the City Council with

UNANIMOUS CONSENT:

Excusing Council Member Struiksma from all Council and Committee meetings from July 23, 1984, through July 31, 1984, for the purpose of vacation.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: I641-650.)

MOTION BY MARTINEZ TO ADOPT. Second by Struiksma. Passed by

the following vote: Mitchell-yea, Cleator-yea, McColl-yea,
Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea,
Martinez-yea, Mayor Hedgecock-yea.

ADJOURNMENT:

By common consent, the meeting was adjourned by Mayor
Hedgecock at 5:40 p.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: I655).